

**ZONING BOARD OF APPEALS  
JUNE 06, 2018 AT 7:00 P.M.  
COUNCIL CHAMBERS-RM. 201**

A recording of this meeting is available on the Village of Oak Park Website: <https://www.oak-park.us/your-government/citizen-commissions/commission-tv>

Call to order and Roll Call

PRESENT: Chair Michael Quinn and Members Steve Rusczyk, Mark Hansen, Jim Lencioni, David Brumirski, Don DeBruin and Deborah McQueen

ABSENT:

ALSO PRESENT: Rasheda Jackson, Counsel; Mike Bruce, Zoning Administrator

QUORUM: Chair Quinn called the meeting to order at 7:00 p.m. and declared that a quorum was present.

**Public Comment**

Residence near 1024 Washington wants to ask questions regarding a proposal (1024 Washington Blvd.) that was before the ZBA in a prior month. The group was told to talk to Staff.

**Introduction and Procedure Outline**

Chair Quinn explains the procedure for the evening and indicating that we have five public hearing scheduled tonight.

**Public Hearings**

**Cal. No. 10-18-Z: 325 N. Grove Avenue, Robert Nutt**

Alice McMahon, on behalf of the Applicant, Robert Nutt, is seeking a variation from Section 9.4 (Table 9-1: Permitted Encroachments Into Required Setbacks) of the Oak Park Zoning Ordinance, which section regulates structures permitted in the required front yard setback, to permit the construction of an off-street parking space in the required front yard setback at the premises commonly known as 325 N. Grove Avenue, Oak Park, Illinois.

Per a letter from Michael Leavy on June 5, 2018, the Board tabled the hearing to June 20, 2018. The contents of Mr. Leavy's request are as follows:

My Special Interest is that I live at 331 North Grove Avenue, and have lived there for the past forty-four years, two doors North of the subject location. I strongly disapprove the granting of this Variance from the Village Ordinance which would allow automobile and other vehicles to park in the front yard on an installed brick patio in the front lawn. No other residence in the 200 to 500 blocks of North Grove allow parking on the front lawns. This would be a major disruption in our neighborhood.

I hereby request that this Zoning Board Of Appeals Hearing, scheduled for June 6, 2018, be

rescheduled to a date at least thirty (30) in the future to allow me time to secure legal representation and the services of an attorney qualified in zoning matters, to represent me and my interest in this matter.

The matter was tabled to June 20, 2018.

**Cal. No. 08-18-Z: 54 Madison Street, Little Jungle Land Day Care**

Angela Slack, Applicant, on behalf of Little Jungle Land Day Care, filed an application pursuant to Section 8.3 (Table 8-1: Use Matrix) of the Oak Park Zoning Ordinance, requesting the issuance of a special use permit authorizing a day care center in the MS Madison Street District at the premises commonly known as 54 Madison Street, Oak Park, Illinois.

Ms. Slack says here at Little Jungle Land Day Care, we run a safe free zone that will not harm or endanger the community or neighborhood. What I'm bringing to the neighborhood is an affordable establishment day care. She says that she has been in business for over seven years licensed by the state of Illinois and DCFS.

Ms. Slack says that Little Jungle Land Day Care will not interfere with any general land, adjacent properties or other properties within the immediate area. In fact, it will bring business to the immediate area. She indicates that Little Jungle Land Day Care will observe all current and future ordinances set forth by the village. Little Jungle Land Day Care business model is consistent with the village's goals and objectives with regards to conserving and protecting the character as well as the stability of its commercial and business districts. Little Jungle Land Day Care will follow all Ordinances that the community has set forth. Ms. Slack says that the day care will care for approximately 20 children in the vacant commercial space.

Mike Leavy spoke in favor of the application.

Member Lencioni moved to approve a positive Recommendation to the Village Board. Member DeBruin seconded the motion. The motion was approved by a 7-0 vote.

The ZBA Attorney presented a draft Recommendation to the Board. Member Hansen moved to approve the amended Recommendation. Member Lencioni seconded the motion. The motion was approved by a 7-0 vote.

**Cal. No. 09-18-Z: 1159 S. Lyman Avenue, Tim Pomaville**

Tim Pomaville, Applicant, is seeking a variation from Section 4.3 (Table 4-1: Residential District Dimensional Standards) of the Oak Park Zoning Ordinance, which section requires five (5') foot side yard setbacks, to permit the construction of a single-family residence in an R-4 District featuring three (3') foot side yard setbacks at the premises commonly known as 1159 S. Lyman Avenue, Oak Park, Illinois.

Tim Pomaville introduces himself and Ambrosia Homes. He says that there is no floor plan for a 15 foot wide residence; the lot is unbuildable if setback variances are not granted. Mr. Pomaville says that his proposed setbacks are similar to the existing setbacks on the block. He says that the proposed house will be taller than the existing houses due to 9 foot ceiling heights. He says that the residence will be 19 feet wide and approximately 2000 square feet in area.

Sue Kehias wrote a letter in opposition to the proposal, which was read into the record.

Member McQueen moved to approve the application. Member Hansen seconded the motion. The motion was approved by a 6-1 vote. Members Brumirski voted to deny.

The ZBA Attorney presented a draft Resolution to the Board. Member Hansen moved to approve the Resolution approving the variance request. Member McQueen seconded the motion. The motion was approved by a 6-1 vote. Members Brumirski voted to deny.

**Cal. No. 11-18-Z: 6802 Roosevelt Road, Eglentin Baci**

Eglentin Baci, Applicant, is seeking a variation from Section 8.3 (Table 8-1: Use Matrix) and Section 5.4 (K) (Table 5-12: RR District Use Restrictions by Building Type) of the Oak Park Zoning Ordinance, which sections requires that residential dwelling units be located above the ground floor in buildings in the Roosevelt Road District, to permit the construction of a residential dwelling unit at the rear on the ground floor, inside a single-story shop front building at the premises commonly known as 6802 Roosevelt Road, Oak Park, Illinois.

Mr. Baci says that I have the space to build the apartment to rent and I would like to put it to use instead of keeping it vacant. He says that every year its cost him money keeping it vacant and maintaining it. He argues that converting the dead space to a dwelling unit will enable him to stay in business and help him to maintain the building.

Mr. Baci says that property taxes and maintenance of the building are increasing every year. He indicates that a nearby business "Lock Smith" which has a dwelling unit on the ground floor in the rear of the building has helped the owner to stay in business.

Jim Pearson speaks in favor of the proposal.

Member Lencioni moved to approve the application. Member Hansen seconded the motion. The motion was approved by a 7-0 vote.

The ZBA Attorney presented a draft Resolution to the Board. Member McQueen moved to approve the amended Resolution approving the variance request. Member Lencioni seconded the motion. The motion was approved by a 7-0 vote.

**Cal. No. 12-18-Z: 1100 S. Humphrey Avenue, David Wachtel**

David Wachtel, Applicant, is seeking a variation from Section 9.3 (N) (2) (c) of the Oak Park Zoning Ordinance, which section requires that if a lot abuts a public alley that provides adequate access to a street, a detached garage must be constructed so that access is from the public alley, to permit the construction of a garage that features access from an existing curb-cut from Harvard Street at the premises commonly known as 1100 S. Humphrey Avenue, Oak Park, Illinois.

Mr. Wachtel says that he has applied for a permit to replace the garage on his property at 1100 S. Humphrey Ave. He indicates that the property is a corner lot on the corner of South Humphrey Avenue and Harvard Street. He says that the current garage access faces Harvard Street.

Mr. Wachtel argues that alley access from his property is not practical because of space limitations across the alley. He says that most alleys in Oak Park have garages built on the alleys which are a few feet off the alley property line; however, the house across the alley at 9 Harvard Street sits right on the property line and has a bay that actually projects into the alley. He indicates that the distance from the property line to the bay is 14ft 4 inches. He argues that it would be very difficult if not impossible to negotiate access with his neighbor's house located so close to the proposed garage.

Member DeBruin moved to approve the application. Member Brumirski seconded the motion. The motion was approved by a 7-0 vote.

The ZBA Attorney presented a draft Resolution to the Board. Member Brumirski moved to approve the Resolution approving the variance request. Member Hansen seconded the motion. The motion was approved by a 7-0 vote.

It was noted that the July meeting will be held on July 18, 2018.

The meeting was adjourned.